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TOWN OF FARMINGTON  
INLAND WETLANDS COMMISSION

March 22, 2017

Present were Acting Chairman Isner, Commissioners Hannon, Quigley, Simpson (in at 7:07 p.m.) and Alternate Commissioners Markuszka and Wolf and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. by Acting Chairman Isner.

Alternate Commissioner Markuszka was appointed to vote on behalf of Commissioner Radacsi and Alternate Commissioner Wolf was appointed to vote on behalf of Commissioner Hinze.

**PUBLIC HEARING**

**Metro Realty Group Inc. – 55 and 8859 South Road**

Application for regulated activity in wetlands and within upland review area related to construction of a medical office building at 55 and 8859 South Road. *Continued from March 1, 2017.* Attorney Christian Hoheb introduced the application and representatives present. Tom Daly, P.E., Milone & MacBroom, reviewed the existing conditions of the 6.96 acre site. A single family house is located on the site known as 55 South Road and the vacant adjacent Lot 8859 South Road contains a wetland area and extends to Middle Road. Mr. Daly described the parcels around the proposed development site; drainage plan including the level spreader proposed on the east side of the rear parking area and curtain drain on the east side of the new building. Curbing around three sides of the dumpster pad has been added and the retaining wall has been moved out of the upland review area. Mr. Daly also reviewed details of the landscape plan and the proposed conservation easement area. Kelly Kerrigan, Milone & MacBroom, described the upland soils as Wethersfield loam, a well-drained soil and the mapped wetland soils as Wilbraham, a poorly drained, loamy soil. Commissioners asked if the applicant considered removing invasive species. Mr. Daly responded they would like to remove invasives from the rear of the developed area toward South Road and are willing to work with staff on this initiative.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 7:20 p.m.

Commissioner Hannon moves and Commissioner Simpson seconds the following resolution:

**Whereas** the Farmington Inland Wetlands and Watercourse Commission (Commission) received an application to permit regulated activity to demolish an existing structure and construct a 24,750 sf medical office building and associated parking and site improvements within the 150 foot upland review area at 55 and 8859 South Rd as shown on plans entitled "*Proposed Medical Office Building 55 and 8859 South Rd. (Rte 531) Farmington, CT*" dated December 22, 2016; and revised January 26, 2017; and

**Whereas** the Commission conducted a site walk on November 20, 2016, accepted the application at its January 4, 2017 meeting and found the application to be complete, and made a determination that the activity is significant at its January 4, 2017 meeting and scheduled a public hearing for January 31, 2017; and

**Whereas** the Commission conducted a properly noticed public hearing on the request in accordance with state and local regulations on March 1, 2017 and March 22, 2017, where all interested parties were heard; and

**Whereas** the Commission evaluated the proposal in accordance with its regulations, specifically Section 7 of the Farmington Regulations for Inland Wetlands.

**Now therefore be it resolved that the Commission** finds that the proposed activities, displayed on the engineered drawings entitled “*Proposed Medical Office Building 55 and 8859 South Rd. (Rte. 531) Farmington, CT*” dated December 22, 2016”; and revised January 26, 2017 are in conformance with the requirements found in Section 8 of the Inland Wetlands Regulations; and

**Be it further resolved** that the Commission finds that there are no feasible and prudent alternatives to the proposed regulated activity, within the upland review area, to construct a proposed medical office building and associated site improvements; and

**Therefore be it finally resolved** the Commission approves said activities within the 150 foot upland review area, with the following conditions:

1. All sediment and erosion control measures shall be implemented in accordance with the approved plans.
2. Notify the Planning Department once all erosion control measures are in place and prior to the start of any demolition or construction activity for staff to review and inspect the installation of the erosion control.
3. Engineering comments dated January 30, 2017 shall be addressed to the satisfaction of Town staff prior to the start of any work;
4. Final plans shall be submitted to the Planning Department prior to the start of any work;
5. That the owner agrees to the implementation of an Integrated Pest Management plan for the maintenance of the yard and gardens within the regulated area;
6. The wetland area of the property shall be placed in a Conservation Easement to the Town of Farmington; and
7. The applicant shall work with staff on the removal of invasive species without use of toxic chemicals in the area agreed upon.

### **NEW BUSINESS**

Upon a motion made and seconded (Simpson/Quigley) it was unanimously

VOTED: To move New Business agenda Item 3 to Item 1.

### **Chris Moreno – Lot 3 Mountain Spring Road**

Chris Moreno presented his Eagle Scout Project to install a bird blind on Land Trust property at 8538 (Lot 3) Mountain Spring Road. The proposed cedar siding bird blind will be eight feet high, ten feet wide and four feet deep with 4x4 posts. The pergola top will be six feet wide and eight feet deep on 6x6 posts. Concrete footings will anchor the posts. The structure will be constructed off site and brought to the site. Commissioners asked if the bird blind will be advertised to draw people to the site. Richard Kramer, Farmington Land Trust, responded no, it will only be indicated on the trail

map kiosk on site. When asked how materials will be brought to the bird blind location, Doug Pelham, Farmington Land Trust, responded the material will be carried in by hand.

Upon a motion made and seconded (Hannon/Simpson) it was unanimously

VOTED: To make the determination that per Section 4. B. 2. of the Inland Wetland Regulations the nature of the proposed project is a non-regulated use and requires no further action from the Commission.

#### Town Farm Development LLC – 152 Town Farm Road

Application for regulated activity in wetlands and within upland review area for improvements to access road to Farmington River associated with a Diversion Permit at 152 Town Farm Road. Stephen R. Dietzko, P.E., Milone & MacBroom, provided a detailed description of the improvements to the access road (six inch modified riprap base with four inch of process aggregate). An alternative would be to provide a one inch wash stone in lieu of process aggregate which would provide more porosity. Other alternatives are more structural in nature, wouldn't result in more disturbance; cellular polyethylene grid material which is filled with gravel, or an open-gapped pre-cast concrete product filled with stone (least porous option). Commissioners commented on concern for porosity and flood way; best option. Mr. Dietzko responded the modified riprap with process would be more porous in his opinion. Comments on material store in floodplain conditions in Diversion Permit. David Falt, representing Town Farm Development, explains his interpretation is for material such as farm equipment, fuel tanks, portability to be moved out of floodway. Commissioners asked for the closest point of disturbance to river. Mr. Falt responded five to ten feet from the ordinary high water mark.

Upon a motion made and seconded (Quigley/Simpson) it was unanimously

VOTED: To make the determination that the Town Farm Development LLC application for regulated activity in wetlands and within upland review area is non-significant in nature for improvements to access road to the Farmington River associated with a Diversion Permit for 152 Town Farm Road as proposed.

Upon a motion made and seconded (Quigley/Simpson) it was unanimously

VOTED: To approve the Town Farm Development LLC application for regulated activity in wetlands and within upland review area for improvements to access road to Farmington River associated with a Diversion Permit at 152 Town Farm Road with the following conditions of approval:

1. Town Staff receive electronic copy of annual report required in the Diversion Permit Condition No. 9;
2. Town Staff be notified after the soil and erosion control measures have been installed but prior to construction at the site; and
3. The proposed modified riprap base with process aggregate shall be used for the access road improvements.

Simone Development, LLC – 7 Winthrop Drive

Application for regulated activity within upland review area to construct two single family homes related to subdivision of 7 Winthrop Drive. Joseph Green, Robert Green Associates, presented the application, reviewed the wetland area, planting buffer to the wetlands and detail construction plans for the two proposed slab on grade homes. Revisions to the plan have been made in response to staff comments; location of proposed house on Lot 5-2 has been moved ten feet to the north to create greater distance to the sanitary sewer easement area and soil & erosion control measures modified per staff recommendation. Commissioners encouraged the application to work with staff on additional measures to protect the conservation easement area; e.g., install posts with medallions. After a brief discussion the Commissioners agreed to conduct a site walk of the site on April 2, 2017 before making their determination of significance on this project.

Upon a motion made and seconded (Hannon/Quigley) it was unanimously

VOTED: To accept the Simone Development, LLC application for regulated activity within upland review area to construct two single family homes related to subdivision of 7 Winthrop Drive.

Town Farm Development, LLC – 152 Town Farm Road

Application for regulated activity in wetlands and upland review area to install split rail fence and paddocks at 152 Town Farm Road. David Falt, represents Town Farm Development, stated they would like to extend the split rails fence along the northern and southern property lines and create paddock areas for horse activity. The fence along the property line will help contain the horses to the site. Event tent area will be relocated to make room for the paddock area. Commissioners recommended the applicant work with Town staff regarding a manure management plan to ensure no environmental impact to the Farmington River. Jennifer Williams stated they currently expect approximately twenty-two horses but have the capacity to have up to thirty-four. Ms. Williams briefly commented on the manure management plan for the site.

Upon a motion made and seconded (Quigley/Simpson) it was unanimously

VOTED: To accept the Town Farm Development LLC application for regulated activity in wetlands and upland review area to install split rail fence and paddocks at 152 Town Farm Road.

**OTHER BUSINESS**

April 5, 2017 Meeting Location

The April 5, 2017 CIWC meetings will be held in the Development Wing Conference Room at the Town Hall.

## **PLANNER'S REPORT**

### Coppermine Village

The approved detention basin work at Coppermine Village was complete the first full week of March in both basins by a contractor selected by the Homeowner's Association. The Association will conduct ongoing maintenance at both basins.

## **MINUTES**

### March 1, 2017

Upon a motion made and seconded (Hannon/Wolf) it was

VOTED: To approve the March 1, 2017 Inland Wetlands Commission meeting minutes.

The meeting adjourned at 8:21 p.m.

*SJM*